

IDEN GREEN

KENT



Ilden Green Road, Ilden Green, Kent TN17 4HA

This charming cottage is situated in the sought after hamlet of Ilden Green. The cottage has been converted from the Old Stores and has undergone a complete renovation whilst retaining the character and period features. A feature of this charming cottage is the roof terrace leading from the master bedroom.

The accommodation consists of an entrance hall leading to a sitting room with bay window, an open plan kitchen/dining room leading to a utility room and a cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite shower room and double doors leading to a roof terrace. There are a further two bedrooms, one with a fireplace and a family bathroom.

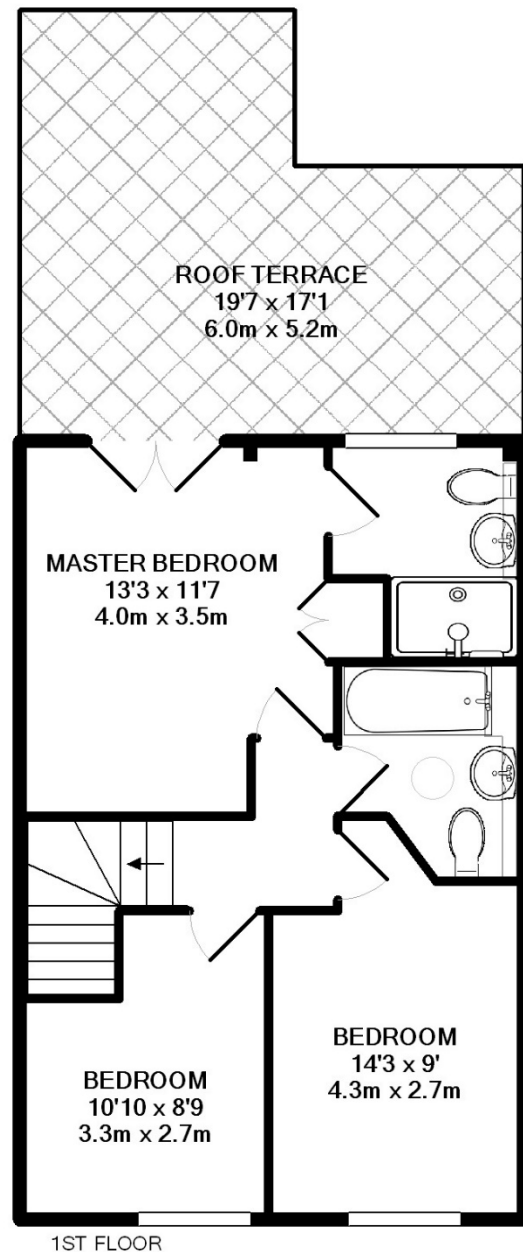
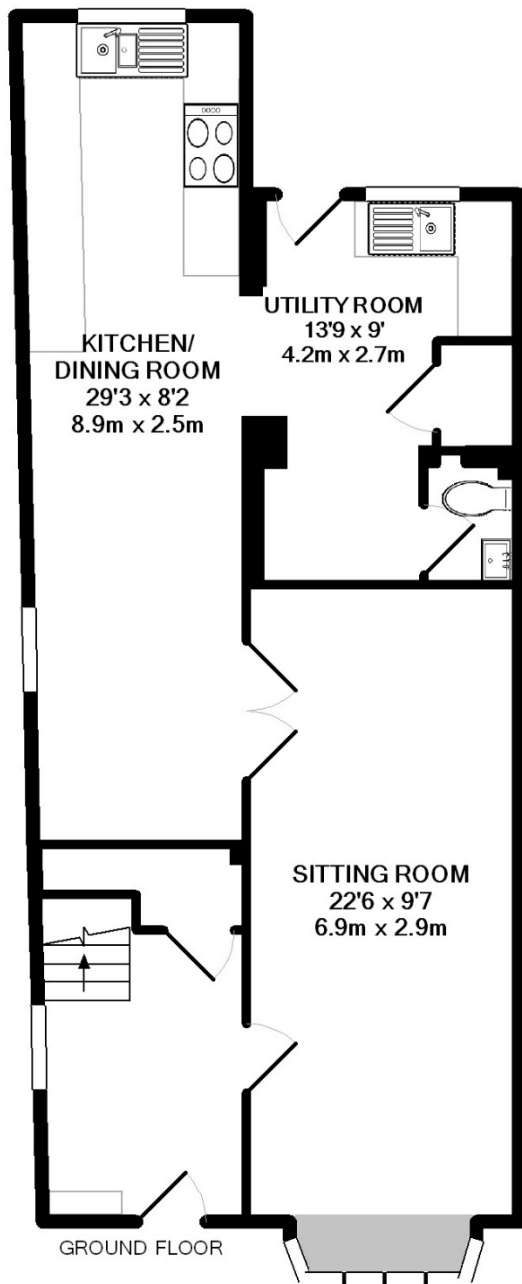
Outside there is off road parking leading to an enclosed garden with steps leading to a paved terrace.

- Charming Attached Period Cottage
- Sitting Room with Bay Window
- Kitchen/Dining Room
- Utility Room and Cloakroom
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Roof Terrace
- Enclosed Garden and Off Road Parking
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding Roof Terrace) 1104.4SQ.FT. (102.6SQ.M)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Performance Certificate



The Old Post Office, Iden Green Road, Iden Green, CRANBROOK, TN17 4HA

Dwelling type: Semi-detached house
Reference number: 0951-3824-7338-9703-4245
Date of assessment: 04 July 2017
Type of assessment: SAP, new dwelling
Date of certificate: 06 July 2017
Total floor area: 123 m²

Use this document to:

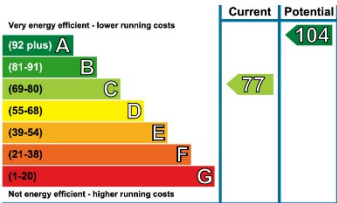
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,160
Over 3 years you could save	£ 306

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	
Heating	£ 1,266 over 3 years	£ 1,269 over 3 years	
Hot Water	£ 672 over 3 years	£ 363 over 3 years	
Totals	£ 2,160	£ 1,854	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 309
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 879
3 Wind turbine	£15,000 - £25,000	£ 1,668



SERVICES

Mains electricity and water. Air source heat pump for heating.

Tunbridge Wells Borough Council - Council Tax Band E

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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